Karen Johnson Davidson County
Batch# 259579 DEEDQC
07/19/2019 02:10:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190719-0071032

Prepared by and return to:
MDIM Properties, LLC
337 Hill Avenue
Nashville, Tennessee 37210

QUITCLAIM DEED

New Owner's Address:	**Send Tax Bills To:**	**Map and Parcel No.:**
MDIM Properties, LLC 337 Hill Avenue Nashville, TN 37210	MDIM Properties, LLC 337 Hill Avenue Nashville, TN 37210	106-11-0-016.00

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, INGRAM EXPRESS SERVICES, LLC, a Tennessee limited liability company (hereinafter called the **"Grantor"**), does hereby grant, transfer, convey and quitclaim unto MDIM PROPERTIES, LLC, a Tennessee limited liability company (hereinafter called the "**Grantee**"), the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT A FOR PROPERTY DESCRIPTION.

This being the same property conveyed to Ingram Express Services, LLC by virtue of a Warranty Deed from George Ziady d/b/a Computer Peripheral Repair dated April 17, 2013, as appears in Instrument No. 20130418-0038866 in the Register's Office of Davidson County, Tennessee.

Commonly known as 320 Hill Avenue, Nashville, Tennessee 37210.

This conveyance is subject to the following:

1. Taxes for the year 2019 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 4460, page 101, said Register's Office.
3. Right of Access having been granted to the state of Tennessee by Deed recorded in Book 3072, page 511, said Register's Office for Davidson County, Tennessee, and as so conveyed in Book 3435, page 143, Register's Office for Davidson County, Tennessee.

This Quitclaim Deed is prepared with information provided by the parties and without the benefit of a title search or examination pursuant to the parties' request.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed this 17 day of July 2019.

GRANTOR:

INGRAM EXPRESS SERVICES, LLC

By: _____
Name: Adam Ingram
Title: Manager

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

On this 17 day of July 2019, before me personally appeared Adam Ingram, Manager of INGRAM EXPRESS SERVICES, LLC, a Tennessee limited liability company, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

_____
Notary Public

My commission expires: Nov. 8, 2021

[Affix Notarial Seal]

JAMIE HINCHMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2021

EXHIBIT A

Legal Description

A certain tract of land located in the Sixth Civil District and being Lot No. 16 on the plan of Interstate Park South, of record in Book 4460, page 101, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete monument in the Northerly right of way line of Hill Avenue, said monument being in the Southeasterly corner of the herein described tract and being North 46 degrees 41' West a distance of 58' from a tangent to a curve monument in the Northerly right of way of Hill Avenue and proceeding as follows: Along the Northerly right of way of Hill Avenue North 46 degrees 41' West a distance of 110' to a concrete monument; thence leaving said right of way North 43 degrees 19' East a distance of 212.93' to a concrete monument; thence, South 40 degrees 12' East a distance of 110.71' to an iron pin in concrete; thence, South 43 degrees 19' West a distance of 200.43' to a point of beginning and containing 22,735.013 square feet or 0.521 of an acre, more or less, as per survey by Turner Engineering Company dated August 3, 1972.

ABOVE DESCRIPTION COPIED FROM A PRIOR INSTRUMENT OF RECORD.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer for Tennessee recording tax purposes is $1.00.

MDIM PROPERTIES, LLC

By: _____
Name: Adam Ingram
Title: Manager

Subscribed and sworn to before me on this 17 day of July 2019.

_____
Notary Public

My commission expires: Nov. 8, 2021

[Affix Notarial Seal]

JAMIE HINCHMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2021

DocID: 4846-6982-0316.1

True Copy Certification

I, Stefanie Ravenhill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Stefanie Ravenhill
Signature

State of Missouri

County of St. Louis

Personally appeared before me, Margaret L. Davenport, a notary public for this county and state, Stefanie Ravenhill who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Margaret L. Davenport
Notary's Signature

My Commission Expires: 3-27-2022
Notary' Seal (if on paper)

MARGARET L. DAVENPORT
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: Mar. 27, 2022
Commission # 14598413